

IN THE MATTER OF
CAROL L. CAULFIELD
RE PETITION FOR SPECIAL HEARING
ON PROPERTY LOCATED ON THE
NORTHWEST SIDE OF OAK AVENUE,
250' NORTHEAST OF TAYLOR AVENUE,
(7806 OAK AVENUE)
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 88-387-SPH

OPINION

This matter comes before the Board from a decision of the Deputy Zoning Commissioner of Baltimore County which granted a nonconforming use to the Petitioner for a two (2) apartment dwelling at 7806 Oak Avenue in Baltimore County.

The Board received the testimony of several witnesses and reviewed 22 photographs, the deed of the property and heard argument of Counsel.

At the beginning, it was stipulated that the property is presently used as two apartments and the issue is when the actual use began and whether it pre-dated 1945.

Upon review of all of the testimony and all of the exhibits, the Board finds as a fact that the use of the property as two apartments has been utilized since 1941. The Board in coming to its conclusion has given greater weight to the testimony of Mr. Harry Schafer, who testified that the property was used as two apartments since 1941. The Board heard testimony from Mr. Charles Bruff, Sr., who testified that he has been familiar with the property since 1923 and that it was a nice development and never used as two apartments. In light of all of the other evidence, the Board in weighing the credibility of Mr. Bruff, finds that he is factually mistaken.

The Board also finds from the testimony and evidence presented, that neither apartment on the subject property has been vacant for an extensive period of time and definitely not for one year.

Carol L. Caulfield
Case No. 88-387-SPH

The Board notes that there was no appeal from the decision of the Deputy Zoning Commissioner with respect to an apartment in the basement of the property and the Board finds that indeed there is no evidence that there was a third apartment in the basement.

In view of the fact that the Board finds that the subject property as two apartments pre-dates the establishment of the first Zoning Regulations in 1945, its use is clearly nonconforming.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of December, 1988, by the County Board of Appeals, ORDERED that the nonconforming use of the subject property as a two (2) apartment dwelling is GRANTED and the restrictions of the Deputy Zoning Commissioner with respect to the use of two apartments only and no apartment in the basement, shall continue.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Thomas J. Bollinger, Acting Chairman

Lynn Moreland

Harry E. Buchheister, Jr.

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the existence of 7806 Oak Avenue as a non-conforming 2 apartment dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Monkton, Maryland 21111-0051

City and State

Attorney's Telephone No.: 239-2104

Legal Owner(s):

Carol Louise Caulfield (Manning)

(Type or Print Name)

Signature

Address

City and State

Stewartstown, Pa. 17363

City and State

Name, address and phone number of legal owner, co-owner, or representative to be contacted

Carol Louise Caulfield (Manning)

Name

R.D.#2, Box 2240

Address

Stewartstown, Pa. 17363

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of March, 1989, at 11 o'clock A.M.

J. Robert Hines

Zoning Commissioner of Baltimore County.

CO-1

(over)

IN RE: PETITION FOR SPECIAL HEARING
NW/4 Oak Avenue, 250' NE of
Taylor Avenue
(7806 Oak Avenue)
9th Election District
6th Councilmanic District
Carol L. Caulfield (Manning),
et ux - Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-387-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the non-conforming use of the subject property as a two-apartment dwelling as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Carol Caulfield Manning, appeared, testified and were represented by Counsel, Jeffrey H. Gray, Esquire. Also appearing on behalf of the Petition was Harry J. Schafer. The following persons appeared as Protestants: Mr. & Mrs. Mark Slaughter; Mr. & Mrs. William Cheney; Mr. & Mrs. John Macken; Ms. Eleanor H. McLaughlin and Ms. Georgiana Kindervater.

Testimony indicated that the subject property, known as 7806 Oak Avenue, is improved with a two-story dwelling which had been converted to two apartments several years ago. The Petitioner testified that she purchased the property in 1984 with her father. She testified that prior to moving into the property, she converted the basement into a living area and lived there while she continued to rent out the first and second floor apartments. She subsequently moved out and continued to rent the premises. Ms. Caulfield testified that when she found out she could not have a third apartment, she stopped renting the basement apartment and now permits the first floor tenant sole use of the basement area, with the exception of the common laundry area.

Harry Schafer testified that he resides at 7801 Oak Avenue and has lived there since the early 1940s. He indicated that the subject property has been used continuously as two apartments. He further indicated that neither apart-

ment has been vacant for any extensive period of time and definitely not for one year.

Mark Slaughter testified that he has lived next door at 7804 Oak Avenue since 1976. He testified that prior to the Petitioner purchasing the subject property, a Mrs. Miller resided in the first floor apartment. Mrs. Miller's daughter lived in the upstairs apartment except when her health prohibited her from taking the stairs. He testified that he did not know exactly when, or for how long, the daughter would live downstairs during periods of poor health.

The Protestants testified that they were concerned that the Petitioner intended to continue to use the basement as a separate apartment as the current first floor tenant's brother lived downstairs. From their discussions with the tenants, the living arrangements of the brother and sister were separate and not integrated.

Mr. Schafer indicated he could not say exactly when and for what period of time Mrs. Miller lived downstairs. He indicated that at no time was the dwelling converted into one common living area. The pictures presented show two separate and distinct entrances and living areas.

The Petitioners seek relief from Section 104.1, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.).

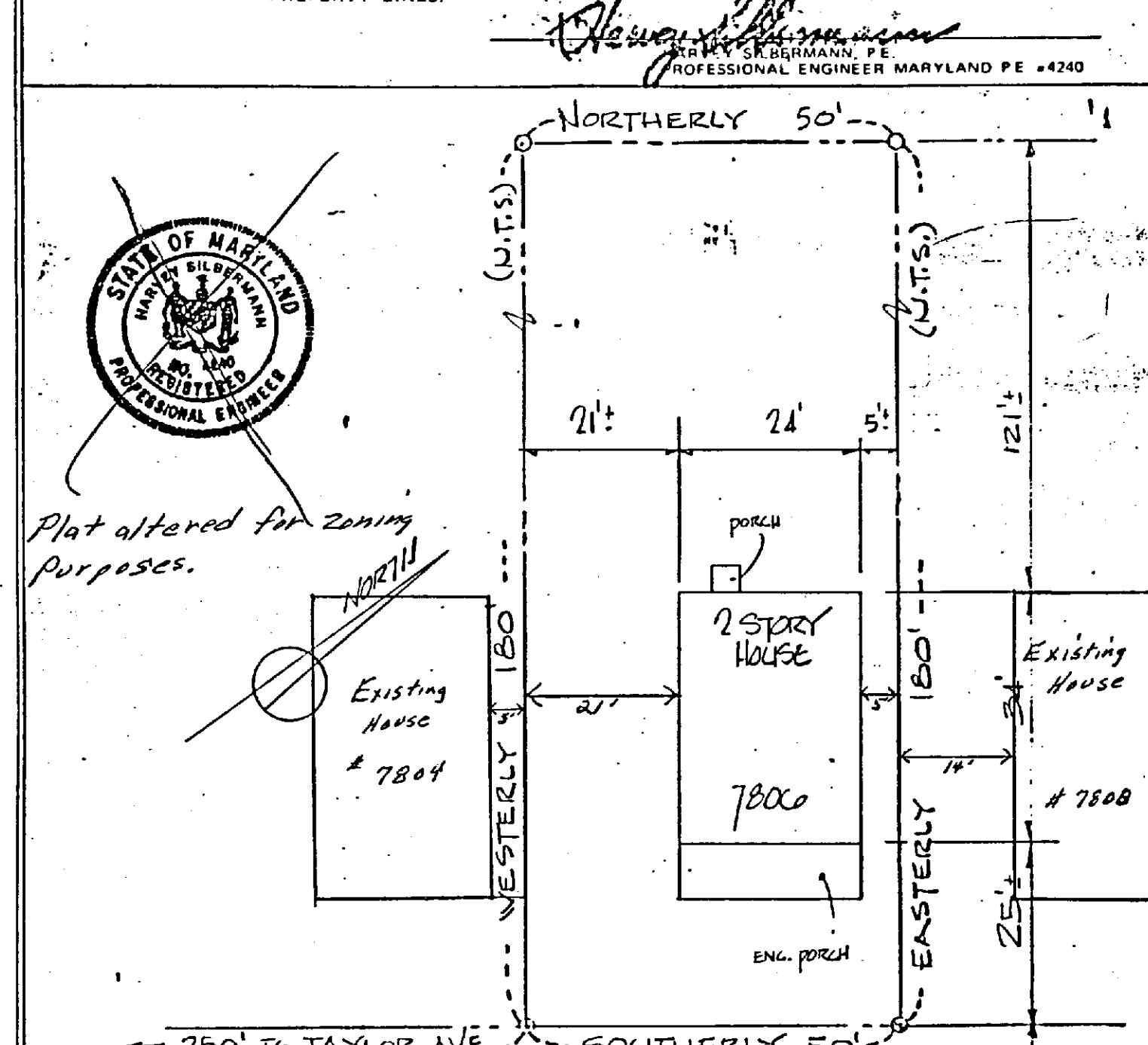
The use of the subject property as two apartments predates the establishment of the first zoning regulations in 1945 and therefore, is clearly nonconforming. Testimony indicated that the subject property has been used continuously and without interruption as a two apartment dwelling since the early 1940's. The Deputy Zoning Commissioner finds that the period of time the daughter stayed downstairs with her mother did not result in a termination of the use of the dwelling as two apartments. There is no indication as to the time period that occurred and the evidence presented indicates that the two apartments con-

-2-

SILBERMANN & ASSOCIATES ENGINEERS PLANNERS SURVEYORS

1703 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
PHONE: 661-5888

CERTIFICATION: THIS IS TO CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN. THIS IS NOT A PROPERTY LINE SURVEY AND SHOULD NOT BE USED AS SUCH. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES.



LIBER 5743 FOLIO 139
BEING KNOWN AS LOT 101 BLOCK 1 SECTION 1 PLAT
AS SHOWN ON A PLAT ENTITLED "PLAT OF
PARKVILLE"

RECORDED IN THE LAND RECORDS OF
BALTIMORE COUNTY, MARYLAND IN
PLAT BOOK 435-#1 FOLIO 54 PLAT NO.

PETITIONER'S EXHIBIT 1
HOUSE LOCATION
7806 OAK AVENUE
BALTIMORE COUNTY
MARYLAND
SCALE 1" = 20'
DATE MAR. 1983 S & A NO L-83059

DESCRIPTION

BEGINNING for the same on the West side of Oak Avenue 250 feet Northerly from the north side of Taylor Avenue, thence running westerly binding on the northerly line of Lot No. 100, 180 feet, thence northerly and parallel with Oak Avenue 50 feet to the southerly line of Lot No. 102, thence easterly and parallel with the first line in this description 180 feet to the westerly side of Oak Avenue, thence southerly bounding on the west side of Oak Avenue, with use thereof in common, 50 feet to the place of beginning, the improvements thereon being known as 7806 Oak Avenue.

Being a part of Lot No. 101 as laid out on the Plat of Parkville which Plat is recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 34.

Being that same lot of ground which by Deed dated March 29, 1983, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6506, folio 338, was granted and conveyed by Vernelle E. Miller, to Carol Louise Caulfield and William H. Caulfield, her father, the Petitioners herein.

LAW OFFICE
JEFFREY H. GRAY
200 WEST 11
LAW OFFICE
BALTIMORE, MD 21201-1001
(410) 326-2104

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD. March 10, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 10, 1988

THE JEFFERSONIAN,

Publisher

Eusan Sander Obrecht

33.75

James H. Thompson
Zoning Enforcement Supervisor

May 13, 1988

Ann M. Nastarowicz
Deputy Zoning Commissioner

7806 Oak Avenue
Case No. 88-387-SPH

In accordance with the attached correspondence, please follow-up to insure there is compliance with this Order.

AMWbjs

cc: Case File (2)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

July 5, 1988

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/S Oak Avenue, 250' NE of Taylor Avenue
(7806 Oak Avenue)
9th Election District, 6th Councilmanic District
Carol L. Caulfield (Manning), et ux - Petitioner
Case No. 88-387-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on June 6, 1988 by William and Jeanne Cheney and Mark and Shelly Slaughter, Protestants. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: William and Jeanne Cheney, 7808 Oak Avenue, Baltimore, Md. 21234

Mark and Shelly Slaughter, 7804 Oak Avenue, Baltimore, Md. 21234

People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Md. 21204

File

APPEAL

Petition for Special Hearing
NW/S Oak Avenue, 250' NE of Taylor Avenue
(7806 Oak Avenue)
9th Election District - 6th Councilmanic District
Carol L. Caulfield (Manning) - Petitioner
Case No. 88-387-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None Submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: House Location Survey

Deputy Zoning Commissioner's Order dated May 13, 1988 (Granted w/ restrictions)

Notice of Appeal received June 6, 1988 from William and Jeanne Cheney and Mark and Shelly Slaughter

APPEAL
Petition for Special Hearing
Case No.: 88-387-SPH
Page 2

William and Jeanne Cheney, 7808 Oak Avenue, Baltimore, Md. 21234

Mark and Shelly Slaughter, 7804 Oak Avenue, Baltimore, Md. 21234

People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
James Hoswell, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Docket Clerk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Date: February 22, 1988
P. David Fields
FROM: Director of Planning and Zoning
Zoning Petition Nos. 88-365-SPH, 88-342-SPH,
SUBJECT: 88-350-SPH, 88-376-SPH, 88-377-SPH, 88-387-SPH

In view of the subject of this petition, this office offers no comment.

P. David Fields per J. Hoswell
P. David Fields
Director

PDF:dm

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

May 13, 1988

Jeffrey H. Gray, Esquire
17000 York Road
P.O. Box 51
Monkton, Maryland 21111-0051

RE: Petition for Special Hearing
NW/S Oak Avenue, 250' NE of Taylor Avenue (7806 Oak Avenue)
9th Election District, 6th Councilmanic District
Carol L. Caulfield (Manning), et ux - Petitioners
Case No. 88-387-SPH

Dear Mr. Gray:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMWbjs

Enclosures

cc: Mr. & Mrs. Mark Slaughter
7804 Oak Avenue, Baltimore, Md. 21234

Mr. & Mrs. John Macken
7812 Oak Avenue, Baltimore, Md. 21234

Ms. Jeanne L. Cheney
7808 Oak Avenue, Baltimore, Md. 21234

Ms. Eleanor H. McLaughlin
7803 1/2 Oak Avenue, Baltimore, Md. 21234

Ms. Georgiana Kindervater
2704 Wildberger Avenue, Baltimore, Md. 21234

People's Counsel/ File

June 3, 1988

Zoning Commissioner's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTN: Charlotte Raddiffe

RE: Case #88-387-SPH
7806 Oak Avenue, 21234

Dear Ms. Raddiffe:

It is the intention of the undersigned to file an appeal in the above noted case. Attached is a check for \$90.00 which represents the fees necessary to take this action. Please advise if anything further is required for this action to be initiated.

Respectfully yours,

William and Jeanne Cheney
William & Jeanne Cheney
Mark and Shelly Slaughter
Mark & Shelly Slaughter

June 3, 1988

Zoning Commissioner's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTN: Charlotte Raddiffe

RE: Case #88-387-SPH
7806 Oak Avenue, 21234

Dear Ms. Raddiffe:

It is the intention of the undersigned to file an appeal in the above noted case. Attached is a check for \$90.00 which represents the fees necessary to take this action. Please advise if anything further is required for this action to be initiated.

Respectfully yours,

William and Jeanne Cheney

William & Jeanne Cheney

Mark and Shelly Slaughter

Mark & Shelly Slaughter

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 52772

DATE: 6-7-88 ACCOUNT: R-01-615-000

AMOUNT: \$ 90.00

RECEIVED FROM: WM CHENEY & SH SLAGHTER

FOR: APPEAL FILING - CASE # 88-387-SPH

B 8130*****30916-1881

VALIDATION OR SIGNATURE OF CASHIER

8/16/88 - Following notified of hear. set for Tues. Oct. 11, 1988, at 10 a.m.

Mr. & Mrs. Cheney
Mr. and Mrs. Slaughter
Law Office
Carol Caulfield
Silbermann & Assoc.
Jeffrey Gray, Esq.
D. Fields, J. Howell
R. Haines, A. Nastarowicz, J. Dyer, Doc. Clerk

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 3/11/88
Posted for: Special Hearing
Petitioner: Carol L. Caulfield (Manning)
Location of property: NWS Oak Avenue, 250' NE Taylor Ave
7806 Oak Avenue
Location of Sign: 7806 Oak Avenue, 250' NE Taylor Ave
12' from road
Remarks: See Petition for details
Posted by: J. Robert Haines Date of return: 3/11/88
Number of Signs: 1

88-387-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
7th day of January, 1988.

J. Robert Haines
ZONING COMMISSIONER
Petitioner: Carol L. Caulfield (Manning)
Petitioner's Attorney: William H. Caulfield
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

February 16, 1988



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number
232, 233 and 235.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/pml-b

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

July 5, 1988

Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204

RE: Petition for Special Hearing
NWS Oak Avenue, 250' NE of Taylor Avenue
(7806 Oak Avenue)
9th Election District - 6th Councilmanic District
Carol L. Caulfield (Manning), et ux - Petitioner
Case No. 88-387-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was
filed in this office on June 6, 1988 by William and Jeanne Cheney and
Mark and Shelly Slaughter, Protestants. All materials relative to the
case are being forwarded herewith.

Please notify all parties to the case of the date and time of the
appeal hearing when it has been scheduled. If you have any questions
concerning this matter, please do not hesitate to contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: William and Jeanne Cheney, 7808 Oak Avenue, Baltimore, Md. 21234

Mark and Shelly Slaughter, 7804 Oak Avenue, Baltimore, Md. 21234

People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Md. 21204

File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 17, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc:

Ms. Carol L. Caulfield (Manning)
R.D. #2, Box 2240
Stewartstown, PA 17363

Item No. 232 - Case No. 88-387-SPH
Petitioner: Carol L. Caulfield (Manning)
& William H. Caulfield
Petition for Special Hearing

Dear Ms. Caulfield:

The Zoning Plans Advisory Committee has reviewed the plans submit-
ted with the above-referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning
action requested, but to assure that all parties are made aware of
plans or problems with regard to the development plans that may
have a bearing on this case. The Director of Planning may file a
written report with the Zoning Commissioner with recommendations
as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are
received, I will forward them to you. Otherwise, any comment that
is not informative will be placed in the hearing file. This
petition was accepted for filing on the date of the enclosed
filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:cer

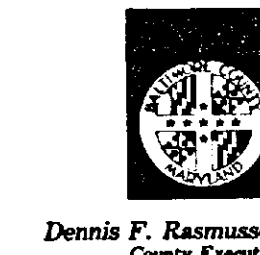
Enclosures

cc: Silbermann & Associates
1703 E. Joppa Road
Baltimore, MD 21234

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

Date: 3-23-88



Carol Louise Caulfield
R.D. #2, Box 2240
Stewartstown, Pennsylvania 17363

Re: Petition for Special Hearing
Case number: 88-387-SPH
NWS Oak Avenue, 250' NE Taylor Avenue
(7806 Oak Avenue)
9th Election District - 6th Councilmanic District
Petitioner(s): Carol L. Caulfield (Manning), et ux
HEARING SCHEDULED: WEDNESDAY, MARCH 30, 1988 at 11:00 a.m.

Dear Mrs. Caulfield:

Please be advised that \$100.95 is due for advertising and posting of the
above-referenced property. All advertising and posting fees must be paid prior to
the hearing. Do not remove the sign(s) from the property from the time it posted by
this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward
to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50572
DATE: 3/24/88 ACCOUNT: 88-387-SPH
AMOUNT: \$ 100.95 ISSUED BY: [Signature]
RECEIVED FROM: Carol L. Caulfield (Manning)
FOR: 88-387-SPH
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

JAN 28 1988

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County will hold a public hearing on the property identi-
fied herein in Room 106 of the County Office Building, located at 111 W. Chesapeake
Avenue in Towson, Maryland as follows:

Petition for Special Hearing
Case number: 88-387-SPH
NWS Oak Avenue, 250' NE Taylor Avenue
(7806 Oak Avenue)
9th Election District - 6th Councilmanic District
Petitioner(s): Carol L. Caulfield (Manning), et ux
HEARING SCHEDULED: WEDNESDAY, MARCH 30, 1988 at 11:00 a.m.

Special Hearing: The existence of 7806 Oak Avenue as a non conforming
2 apartment dwelling.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day period noted. The Zoning Commissioner will, however, entertain
any appeal during this period for good cause shown in this office by the date
of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45800
DATE: 3-24-88 ACCOUNT: 88-387-SPH
AMOUNT: \$ 100.00
RECEIVED FROM: Carol L. Caulfield (Manning)
FOR: 88-387-SPH
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

January 11, 1988

Re: Property Owner: Carol L. Caulfield (Manning), et ux
Location: NWS Oak Avenue, 250' NE of Taylor Avenue
Item No.: 232

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 100 feet along an approved road in accor-
dance with Baltimore County Standards as published by the Department
of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at 7806 Oak Avenue
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code," 1976 edition
prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James Dyer
Zoning Supervisor
Date: January 7, 1988
FROM: James Thompson
Zoning Enforcement Coordinator
Item No.: 232 (if known)
SUBJECT: Petitioner: Caulfield (if known)

VIOLATION CASE # C-87-1503

LOCATION OF VIOLATION: 7806 Oak Avenue RD#2 Box 2240
DEFENDANT: Carol & William Caulfield ADDRESS: Stewartstown, MD 17363

Please be advised that the aforementioned petition is the subject of an
active violation case. When the petition is scheduled for a public hearing,
please notify the following persons:

NAME	ADDRESS
Jeanne L. Cheney	7808 Oak Avenue Baltimore, MD 21234
Jean Halford	7805 Oak Avenue Baltimore, MD 21234
Mark Slaughter	7804 Oak Avenue Baltimore, MD 21234
John Macken	7812 Oak Avenue Baltimore, MD 21234

After the public hearing is held, please send a copy of the Zoning
Commissioner's Order to the Zoning Enforcement Coordinator, so that the
appropriate action may be taken relative to the violation case.

CPS-068

PROTESTANT(S) SIGN-IN SHEET	
NAME	ADDRESS
Mark J. Shumfelter	7604 Oak Ave
Bookette Shumfelter	" " "
Jeanne L. Cherry	7809 Oak Avenue
Charles H. Shumfelter	7803 1/2 Oak Ave
John Virginia Shumfelter	7512 Oak Ave
William Cherry	7714 Wildflower Lane
William Cherry	arrived after hours started

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 7/19/57

Posted for: Appeal

Petitioner: Carol L. Caulfield (owner) et al

Location of property: 1406 Oak St., 281 N. Taylor St.
7806 Oak St.

Location of Sign: Front Oak St., approx. 15' E. side
of property of R.L. Hoag

Remarks:

Posted by: [Signature] Date of return: 7/19/57

Number of Signs: 1

APPEAL

Petition for Special Hearing
NW/S Oak Avenue, 250' NE of Taylor Avenue
(7006 Oak Avenue)
9th Election District - 6th Councilmanic District
Carol L. Caulfield (Manning) - Petitioner

Case No. 88-387-SPH

SPH - The existence of 7806 Oak Ave. as a non-conforming 2 apt. dwelling.

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None Submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: House Location Survey

Duputy Zoning Commissioner's Order dated May 13, 1988 (Granted w/ restrictions)

Notice of Appeal received June 6, 1988 from William and Jeanne Cheney and Mark and Shelly Slaughter

*William and Jeanne Cheney, 7808 Oak Avenue, Baltimore, Md. 21234

*Mark and Shelly Slaughter, 7804 Oak Avenue, Baltimore, Md. 21234

People's Counsel of Baltimore County
Rm. 223, 914 Courthouse, Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
James Howell, Office of Planning & Zoning
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